



Kennan Avenue, South Leamington
(from) PCM £1,250 (from) PCM

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ESTATE AGENTS

Kennan Avenue, South Leamington, Leamington Spa

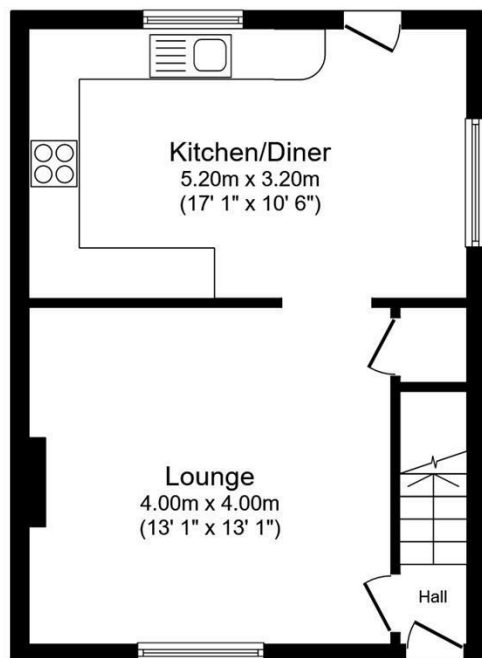
We are delighted to offer this well presented three-bedroom terraced home on Kennan Avenue, Leamington Spa, now available for immediate occupancy. Downstairs the property features a porch entrance, a spacious living area and a modern fully fitted kitchen/diner. On the first floor there is two generously sized double bedrooms and one single bedroom, separate toilet and shower room. This home is perfect for families or professionals seeking comfort and convenience. The property also boasts a well sized mainly lawned, private rear garden and block paved driveway to the front of the property.

The property is located just off Tachbrook Road, to the South of Leamington Spa, within walking distance to the train station and to the Leamington Spa town centre and all that it has to offer; Independent retailers, specialist boutiques and national chains are found in the Royal Priors Mall and the attractive nearby streets, along with over forty restaurants, bars, brasseries and gastropubs. The property is ideally situated for local schools such as Kingsway Primary School, Warwick Boys & Myton School- both have bicycle paths. For the commuter, with the A46, the M40 is close by. There is an excellent rail service from Leamington station which is well within walking distance - Regular trains to Birmingham and London Marylebone. Locally Ford Fields is great for walking, and there are regular buses with a close proximity bus stop, and also local shops and an enclosed children's park 2 minutes walk away.

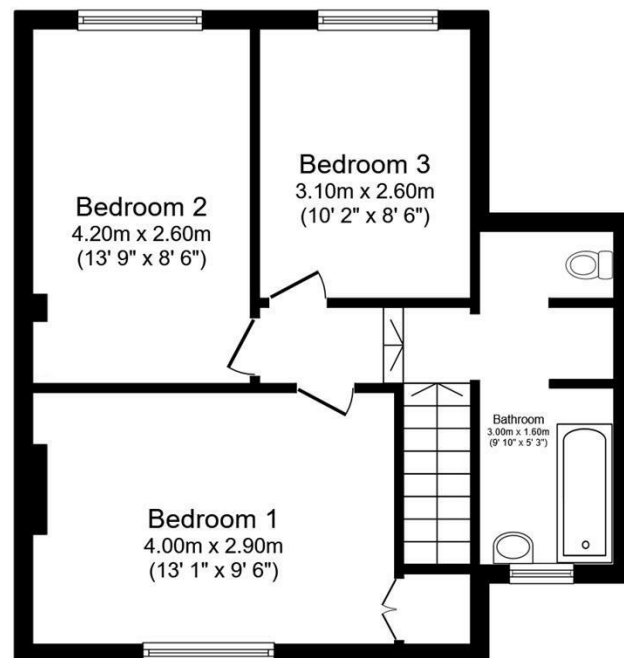
This is a fantastic opportunity to secure a well-maintained property in a prime location. Contact us today to arrange a viewing.







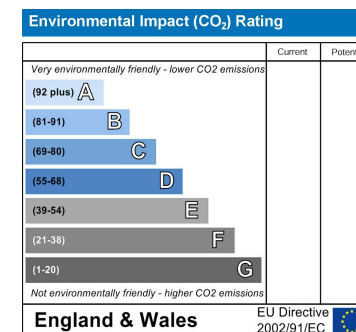
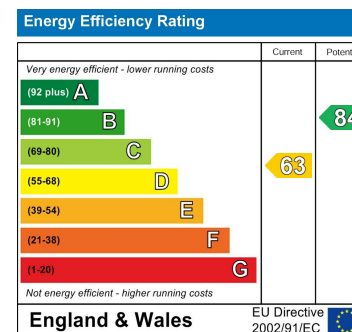
Ground Floor
Floor area 38.0 m² (409 sq.ft.)



First Floor
Floor area 44.7 m² (481 sq.ft.)

TOTAL: 82.7 m² (890 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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